LOT 25
IN OR 2153/1962
SHELL COVE PBK 8/150

BEEKMAN PEGGY IRREVOCABLE TRST/SHIRLEY HEIDI TRUST
2114 SHELL COVE CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-3N-28-1192-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

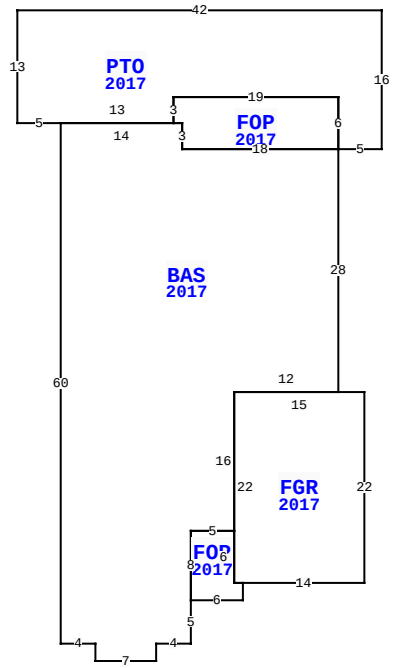
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.500	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,467	100	1,467	275,740
FGR	330	55	182	34,209
FOP	42	30	13	2,443
FOP	111	30	33	6,203
PTO	504	5	25	4,699
TOTALS	2,454		1,720	323,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,720	128.5900	192.88	331,754	2017	2017	0	0	0	2.55	97.45

1 SFR CUST – 100% - 2019 Heated Area: 1467 HX Base Yr 2019



2114 SHELL COVE CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		323,294
TOTAL MARKET OB/XF VALUE		2,472
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		465,766
SOH/AGL Deduction		166,656
ASSESSED VALUE		299,110
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		244,110
TOTAL JUST VALUE		465,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170594	NEW CONSTR	184,101	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2153/1962	10/17/2017	WD	Q	V	01	284,000
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: BEEKMAN PEGGY IRREV						
2039/0809	4/11/2016	SW	Q	V	01	68,500
GRANTOR: ROBINSON CREEK 34 LLC						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W42 S13 E5 BAS=[YR=2017] S60 E4 S2 E7 N2 E4 N5 FOP=[YR=2017] E6 N2 FGR=[YR=2017] E14 N22 W15 S22 E1$ W1 N6 W5 S8$ N8 E5 N16 E12 N28 FOP=[YR=2017] N6 W19 S3 E1 S3 E18$ W18 N3 W14$ E13 N3 E19 S6 E5 N16$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	364.00	SF	7.00	7.00	100	2017	2017	3	97	2,472	

LAND DESCRIPTION

TOTAL OB/XF 2,472

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS